

**SHERIFF'S DEED**

Grantor:

**KLAMATH COUNTY SHERIFF'S  
OFFICE  
3300 VANDENBERG ROAD  
KLAMATH FALLS, OR 97603**

**2018-002127**

**Klamath County, Oregon**

**02/26/2018 09:08:01 AM**

**Fee: \$52.00**

Grantee:

**JPMORGAN CHASE BANK, N.A.  
SUCCESSOR IN INTEREST BY  
PURCHASE FROM THE FDIC AS  
RECEIVER OF WASHINGTON  
MUTUAL BANK F/K/A WASHINGTON  
MUTUAL BANK, FA**

After recording return to:

Shapiro & Sutherland

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

Until requested otherwise send all tax  
statements to:

JPMorgan Chase Bank, N.A.

3415 Vision Dr.

Columbus, Ohio 43219

SPACE RESERVED  
FOR  
RECORDER'S USE



THIS INDENTURE, Made this 02/20/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and JPMORGAN CHASE BANK, N.A. SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1501372CV, Klamath County Sheriff's Office Number F17-0093, in which JPMORGAN CHASE BANK, N.A. SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA was plaintiff(s) and BRIONNE R. BLAIR; DORA B. BLAIR; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution, which was issued on 03/21/2017, directing the sale of that real property, pursuant to which, on 07/19/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$79,062.50, to JPMORGAN CHASE BANK, N.A. SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, who was the highest and best bidder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the

property to the grantor or grantor's predecessor in office. After Grantor received funds in the amount bid at the sale, a certificate of sale, as required by law, was duly executed and delivered to the purchaser.

The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate of Sale and has delivered the certificate to grantor.

NOW, THEREFORE, by virtue of said Writ of Execution, and in consideration of the sum paid for the real property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Klamath County, Oregon, described as follows, to-wit:

LYING AND BEING LOCATED IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS: BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF LOT 20, BLOCK 37, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, WHICH IS 7.1 FEET EASTERLY FROM THE NORTHEAST CORNER OF LOT 19 OF BLOCK 37 (AS ESTABLISHED BY THE ROBERT HALL SURVEY OF LOTS 19 AND 20, BLOCK 37, BUENA VISTA ADDITION, SURVEYED BY CLOFFORD L. SNADERS ON SEPTEMBER 26, 1960); THENCE SOUTHERLY 147.16 FEET; MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF LOT 20 WHICH IS A DISTANCE OF 7 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 19; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 18, 19 AND 20, A DISTANCE OF 85.125 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF THE SOUTHERLY LINE OF LOT 18; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 18, 150 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF THE NORTHERLY LINE OF LOT 18; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF LOTS 18, 19 AND 20 TO THE POINT OF BEGINNING, BEING THE EASTERLY ONE-HALF OF LOTS 18, ALL 19 AND THE NORTHWESTERLY FRACTION OF LOT 20, BLOCK 37, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON

The property is commonly known as: 215 WEST OREGON AVENUE, KLAMATH FALLS, OR 97601 Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

OFFICIAL S  
KATIE LYNNE  
TARY PUBLIC -  
MISSION NO.  
SSION EXPIRES JU

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 2/20/2018

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



Katie Lynne Brown  
Notary Public for the State of Oregon  
My commission expires: 6-29-2020